



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number	February 14-103A
Case Type	Administrative (Other)
Project Name	Official Zoning Map - 2013

Contact(s)	SAME AS APPLICANT
Applicant(s)	Clay County, Missouri One Courthouse Square Liberty, MO 64068
Owner(s)	<< SAME AS APPLICANT >>
Request(s)	Approval of the Official Zoning Map - 2013

Application Submittal	Not applicable (N/A)
Public Notice Published	2014-01-16
Neighbor Letters Sent	Not applicable (N/A)
Report Date	2014-01-28

REPORT AUTHOR(S)	Matt Tapp, Director Debbie Viviano, Planner
Recommendation	APPROVAL



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General Information

Site Location: Not applicable (N/A)

Site Size: Not applicable (N/A)

Existing Landuse & Zoning: Not applicable (N/A)

Zoning/Platting History:

2003 Zoning Map, Res#2003-302, 06/09/03; 2006 Zoning Map, Res#2007-50, 01/29/07; 2007 Zoning Map, Res#2008-117, 03/24/08; 2008 Zoning Map, Res#2009-324, 08/31/09; 2009 Zoning Map, Res#2010-284; 2010 Zoning Map, Res#2011-367; 2011 Zoning Map, Res#2012-233; 2012 Zoning Map, Res#2013-199.

Surrounding Landuse & Zoning: Not applicable (N/A)

Current conditions: Not applicable (N/A)

Assessment

The last official Clay County zoning map was the 2012 version approved June 24, 2013 (Res. #2013-199). It is necessary to have a current, accurate, and updated zoning map that includes all rezonings, new subdivisions, and municipal annexations that have occurred in the past year. The official zoning map is always approved "in-arrears", or from the past year.

2008 Comprehensive Plan Considerations

Not applicable (N/A)

Character of the General Neighborhood

Not applicable (N/A)

Code Considerations

The zoning map is technically part of the 2011 Clay County Land Development Code ("LDC"), which requires that all "changes in boundaries of any zoning district shall be reflected on the map...upon approval by the County Commission".

The Official Zoning Map - 2013 appears to substantially comply with the Land Development Code (LDC). The application was properly noticed in the Kearney Courier on January 16, 2014, but adjacent property owner notification does not apply to this request.

Outside Agency review

Not applicable (N/A)

Findings

It is important to have a current, accurate, and updated zoning map available to all interested parties. A current map aids in providing correct information to the public, and is essential to staff for frequent review and analysis of proposed development projects.

The requested Official Zoning Map - 2013 will be made available as a large-sized hard copy map at the time of the Planning & Zoning Commission (PZC) public hearing.

Recommendations

Staff recommends the **Official Zoning Map - 2013** be approved.



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Planning & Zoning Department

